

PROJECT REPORT

TO: Planning Commission

AGENDA DATE: March 12, 2025

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME: 9:00am/ No. 2

PROJECT TYPE: Robert J. Korgie & Roberta L. Klein
Lot Line Adjustment #00339 SUPERVISOR DIST #2

LOCATION: 1179 & 1181 Boundary Ave APNS: 033-555-007-000 & 008-000

Ocotillo, CA 92259 PARCEL SIZE: +/- 0.41 AC & +/- 0.41 AC

GENERAL PLAN (existing) Community (Ocotillo) GENERAL PLAN (proposed) N/A

ZONE (existing) R-1 (Low Density Residential) ZONE (proposed) N/A

GENERAL PLAN FINDINGS CONSISTENT INCONSISTENT MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: March 12, 2025

APPROVED DENIED OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: N/A

APPROVED DENIED OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: N/A

INITIAL STUDY: N/A

NEGATIVE DECLARATION MITIGATED NEGATIVE DECLARATION EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
AG. COMMISSIONER	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
APCD	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
DEH/EHS	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
FIRE/OES	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED

OTHER: IMPERIAL IRRIGATION DISTRICT (IID), FT. YUMA QUECHAN INDIAN TRIBE

STAFF RECOMMENDATION:

IT IS RECOMMENDED THAT YOU CONDUCT A PUBLIC HEARING, THAT YOU HEAR ALL THE OPPONENTS AND PROPONENTS OF THE PROPOSED PROJECT. STAFF WOULD THEN RECOMMEND THAT YOU TAKE THE FOLLOWING ACTIONS:

1. FIND THAT LOT LINE ADJUSTMENT #00339 IS CATEGORICALLY EXEMPT FROM CEQA PER ARTICLE 19, SECTION 15305 (A) (MINOR ALTERATIONS IN LAND USE LIMITATIONS) AND THAT NO FURTHER ENVIRONMENTAL DOCUMENTATION IS NECESSARY; AND,
2. FIND THAT LOT LINE ADJUSTMENT #00339 IS CONSISTENT WITH APPLICABLE ZONING AND BUILDING ORDINANCES; AND
3. APPROVE LOT LINE ADJUSTMENT #00339, SUBJECT TO THE ATTACHED CONDITIONS.

Planning & Development Services Department
801 MAIN STREET, EL CENTRO, CA, 92243 (442) 265-1736
(Jim Minnick, Director)

STAFF REPORT
Planning Commission Meeting
March 12, 2025
Lot Line Adjustment (LLA) #00339

Applicant: **Robert J. Korgie & Roberta L. Klein**
1179 & 1181 Boundary Ave,
Ocotillo, CA 92259

Project Location:

The proposed project site consists of two (2) lots located at 1179 and 1181 Boundary Ave, Ocotillo, CA 92259; and further identified as Assessor's Parcel Number(s) 033-555-007-000 (Parcel A) and 033-555-008-000 (Parcel B); "Parcel A" is legally described as LOT 9 BLK 1 OCOTILLO UNIT 2 FM 1 13; "Parcel B" is legally described as LOT 8 BLK 1 OCOTILLO UNIT 2 FM 1 13; both being a portion of Township 16 South, Range 9 East, of the San Bernardino Base Meridian (S.B.B.M.), in an unincorporated area of the County of Imperial, State of California.

The proposed project area is bounded by Boundary Avenue on the Eastern side of both properties. It is approximately 1,500 feet from Interstate 8 (I-8) towards South, and 6.5 miles East of the San Diego-Imperial County Line.

Project Summary:

The applicants are proposing a comprehensive lot line adjustment between two adjacent parcels in order to resolve an encroachment issue involving a residential structure located on Parcel "B" (033-555-008-000) onto the neighboring Parcel "A" (033-555-007-000). This application aims to rectify the encroachment and bring both parcels into compliance with applicable zoning and property regulations. The resolution of this matter is a necessary step to facilitate future residential development on Parcel "A." By adjusting the lot line, the applicants seek to ensure that both parcels conform to legal boundaries and zoning requirements.

Water will be provided via existing water service lines from the Coyote Valley Mutual Water Company, while sewer will be provided through a septic system.

Both Parcels A & B will maintain their existing physical access to the properties and will continue to be via Brandt Road.

Existing Parcels:

- "Parcel A" (033-555-007-000) – ±0.41 Acres
- "Parcel B" (033-555-008-000) – ±0.41 Acres

Proposed Parcels:

- "Parcel A" (033-555-007-000) – ±0.36 Acres
- "Parcel B" (033-555-008-000) – ±0.47 Acres

County Ordinance:

Lot Line Adjustment (LLA) #00339 is consistent with the Imperial County Land Use Ordinance (Title 9), Division 8 – Subdivision Ordinance, Section 90807.00 as no new parcels is created or eliminated. The proposed project is also consistent with the Subdivision Map Act, Section 66412 (d), since the land taken from one parcel is added to an adjoining parcel.

Land Use Analysis:

Under the Imperial County General Plan, both parcels belong to the Ocotillo Community Plan, and the zoning is R-1 (Low Density Residential) per Zoning Map #59 of the Imperial County Title 9 Land Use Ordinance. The proposed project is consistent with the County's General Plan and zoning ordinances.

Surrounding Land Uses, Zoning and General Plan Designations:

DIRECTION	CURRENT LAND USE	ZONING	GENERAL PLAN
Project Site	Residential	R-1	Community
North	Residential	R-1	Urban
South	Residential	R-1	Urban
East	Vacant/Open Space	S-2	Urban
West	Commercial	C-2	Urban

Environmental Determination:

After review of the CEQA Guidelines, it has been determined that Lot Line Adjustment (LLA) #00339 is categorically exempt from CEQA per Article 19, Section 15305, Class 5 (minor alterations to land use limitations); therefore, no further environmental documentation is required by State Law.

Staff Recommendation:

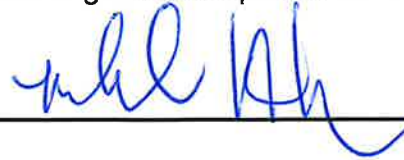
It is recommended that the Planning Commission hold a public hearing, hear all the proponents and opponents of the proposed project, and then take the following actions:

1. Find that Lot Line Adjustment (LLA) #00339 is categorically exempt from CEQA per Article 19, Section 15305 (Minor Alterations in Land Use Limitations) and that no further environmental documentation is necessary; and,
2. Find that Lot Line Adjustment (LLA) #00339 is consistent with applicable Zoning and Building Ordinances; and
3. Approve Lot Line Adjustment (LLA) #00339, subject to the attached conditions.

PREPARED BY: Luis Bejarano, Planner I
Planning & Development Services



REVIEWED BY: Michael Abraham, AICP, Assistant Director of
Planning & Development Services



APPROVED BY: Jim Minnick, Director of
Planning & Development Services

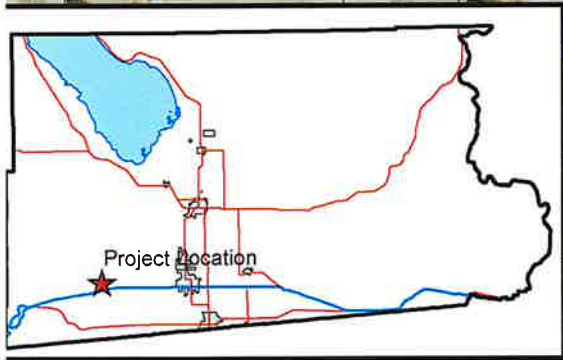
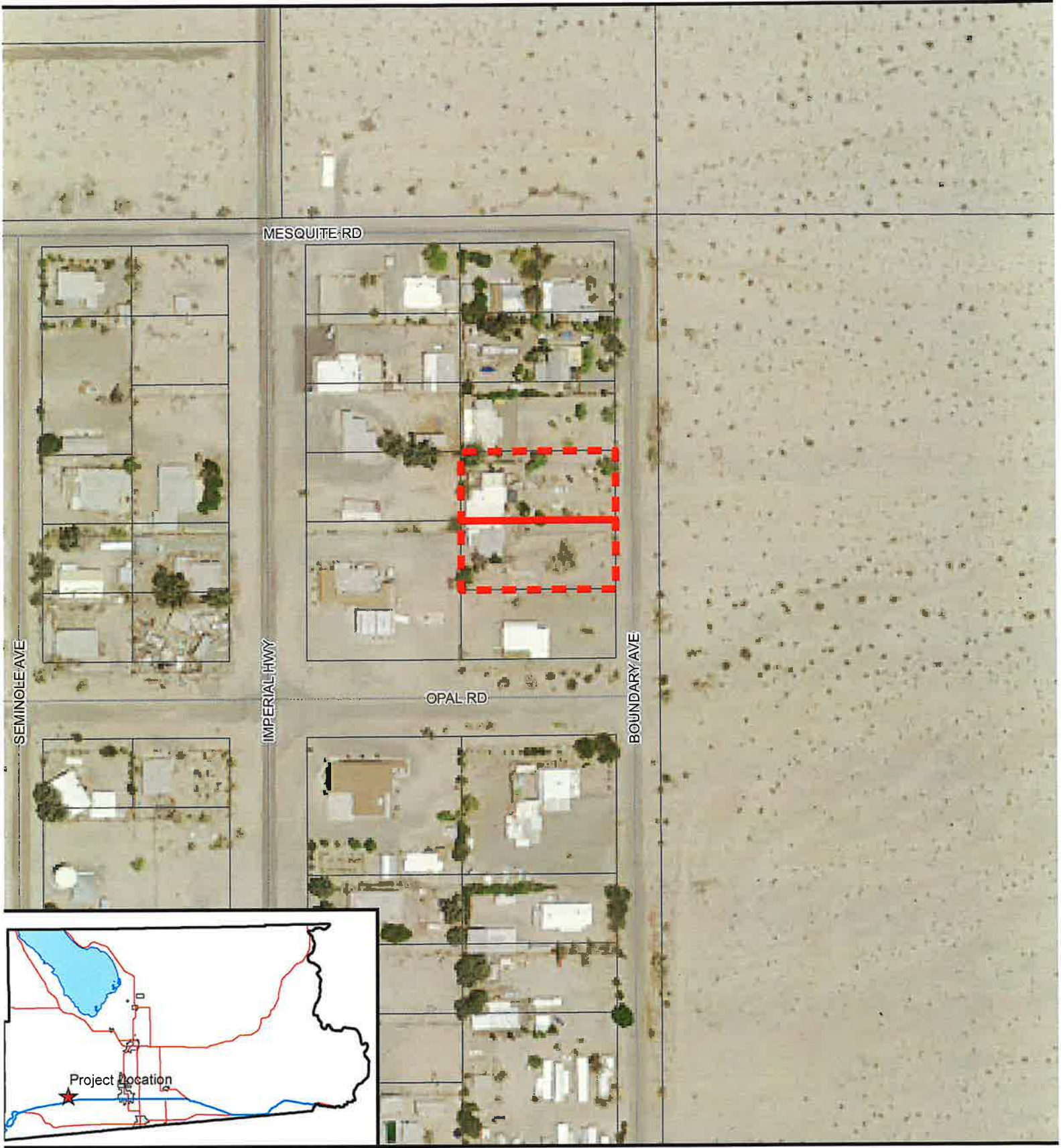


ATTACHMENTS:




- A. Vicinity Map
- B. Site Plan
- C. PC Resolution & Findings
- D. Conditions of Approval
- E. Application & Supporting Documentation
- F. Comment Letters

ATTACHMENT "A" - VICINITY MAP

PROJECT LOCATION MAP



Robert J Korgie & Roberta L Klein
1179 & 1181 Boundary Ave,
Ocotillo, CA 92259
APN 033-555-007 & 033-555-008-000

-  Project Location
-  Centerline
-  Parcels



ATTACHMENT “B” – SITE PLAN

LOT LINE ADJUSTMENT SITE PLAN
 LOT 9, AND BLOCK 1, AS SHOWN ON Ocotillo Subdivision Map No. 06025C1976C, 1st Page of Final Maps in the Office of the Imperial County Recorder.

LEGAL DESCRIPTIONS:

PARCEL 1
 LOT 9, BLOCK 1, OCOTILLO UNIT No. 2, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP ON FILE IN BOOK 1, PAGE 13 OF FINAL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

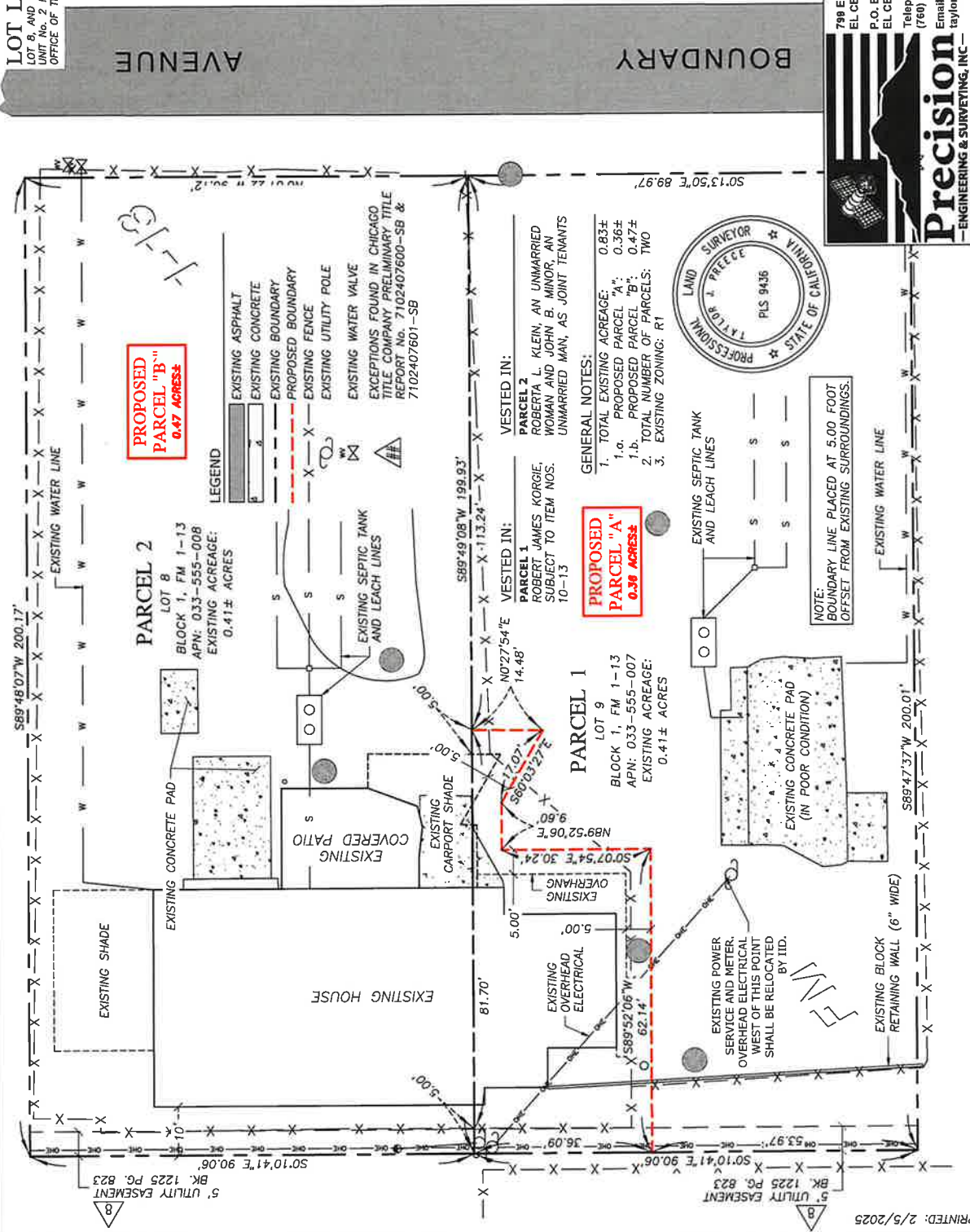
EXCEPTING THEREFROM ALL OIL, GAS, OIL SHALE, COAL, PHOSPHATE, SODIUM, GOLD, SILVER AND ALL OTHER MINERAL DEPOSITS CONTAINED IN SAID LAND, AS RESERVED BY THE STATE OF CALIFORNIA IN THE PATENT RECORDED APRIL 22, 1947 IN BOOK 676, PAGE 278 OF OFFICIAL RECORDS.

PARCEL 2
 LOT 9, BLOCK 1, OCOTILLO UNIT No. 2, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP FILED IN BOOK 1, PAGE 13 OF FINAL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

EXCEPTING THEREFROM ALL OIL, GAS, OIL SHALE, COAL, PHOSPHATE, SODIUM, GOLD, SILVER, AND ALL OTHER MINERAL DEPOSITS CONTAINED IN SAID LAND, AS RESERVED BY THE STATE OF CALIFORNIA IN THE PATENT RECORDED APRIL 22, 1947 IN BOOK 676, PAGE 278 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM ANY HOUSE TRAILER OR MOBILE HOME SITUATED ON SAID LAND, IF ANY.

FLOOD ZONE:
 ACCORDING TO F.E.M.A. FLOOD INSURANCE MAP, PANEL No. 06025C1976C, DATED SEPTEMBER 26, 2008, THIS SITE IS LOCATED IN ZONE "AE", BASE FLOOD ELEVATIONS DETERMINED TO BE 361.



PROPOSED PARCEL "B"
 0.47 ACRES

PROPOSED PARCEL "A"
 0.38 ACRES



VESTED IN:
PARCEL 1
 ROBERT JAMES KORGIE, WOMAN AND JOHN B. MINOR, AN UNMARRIED MAN, AS JOINT TENANTS 10-15

VESTED IN:
PARCEL 2
 ROBERTA L. KLEIN, AN UNMARRIED WOMAN AND JOHN B. MINOR, AN UNMARRIED MAN, AS JOINT TENANTS 10-15

- GENERAL NOTES:**
- TOTAL EXISTING ACRES: 0.83±
 - PROPOSED PARCEL "A": 0.36±
 - PROPOSED PARCEL "B": 0.47±
 - TOTAL NUMBER OF PARCELS: TWO
 - EXISTING ZONING: R1

NOTE:
 BOUNDARY LINE PLACED AT 5.00 FOOT OFFSET FROM EXISTING SURROUNDINGS.

KLEIN - KORGIE LLA SITEPLAN

799 E. HEIL AVENUE
 EL CENTRO, CA 92243
 P.O. Box 2216
 EL CENTRO, CA 92244
 Telephone: (760) 383-2884
 Email: taylor@presurvinc.com



CLIENT: ROBERTA KLEIN
 DRAWN BY: M.E.
 CHECKED BY: T.P.
 PRINTED: 2/5/2025
 JOB No. 24-169
 SHEET 1 OF 1

ATTACHMENT "C" – PC RESOLUTIONS

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING “LOT LINE ADJUSTMENT #00339” ROBERT J. KORGIE & ROBERTA L. KLEIN.

WHEREAS, Robert J. Korgie & Roberta L. Klein, submitted an application for Lot Line Adjustment #00339 to adjust the Northern property line of “Parcel A” (APN 033-555-007-000) and “Parcel B” (APN 033-555-008-000) to correct an encroachment of a residential structure located on “Parcel B” onto “Parcel A”; and,

WHEREAS, the project is exempt from the California Environmental Quality Act (CEQA), per Government Code 15305; and,

WHEREAS, public notice of said application has been given, and the Planning Commission has considered evidence presented by the Imperial County Planning & Development Services Department and other interested parties at a public hearing held with respect to this item on March 12, 2025; and,

NOW, THEREFORE, the Planning Commission of the County of Imperial **DOES HEREBY RESOLVE** as follows:

SECTION 1. The Planning Commission has considered the proposed Lot Line Adjustment prior to approval. The Planning Commission finds and determines that the Lot Line Adjustment is adequately prepared in accordance with the requirements of the Imperial County General Plan, Land Use Ordinance, Subdivision Map Act, and California Environmental Quality Act (which assesses environmental effects) based upon the following findings and determinations.

SECTION 2. That in accordance with State Planning and Zoning law and the County of Imperial regulations, the following findings for approving the Lot Line Adjustment #00339 have been made as follows:

A. Whether the lot line adjustment conforms to State law and County Ordinances.

Lot Line Adjustment (LLA) #00339 conforms to California State Law through Section 66412(d) (Map Act Exclusions) of the Subdivision Map Act and Section 15305(a) (Minor Alterations in Land Use Limitations) of the California Environmental Quality Act (CEQA); additionally, the Lot Line Adjustment conforms with the Imperial County Land Use Ordinance, Title 9, Division 8 - Subdivision Ordinance, particularly section 90807.00 et. seq. (Lot Line Adjustments).

B. The lot line adjustment is consistent with County Zoning and Building law.

Lot Line Adjustment (LLA) #00339 is zoned R-1 (Low Density Residential) and it is consistent with the Imperial County Land Use Ordinance (Title 9), Section 90508.00 et. seq. In addition, Lot Line Adjustment (LLA) #00339 is consistent with Building laws since no improvements to the land are being proposed.

C. That the lot line adjustment is not a re-subdivision pursuant to Government Code 66499.20 et. seq.

Lot Line Adjustment (LLA) #00339 is not a re-subdivision pursuant to Government Code 66499.20 et. seq.

D. That the lot line adjustment does not create any new lots or parcels or delete any lots or parcels.

Lot Line Adjustment (LLA) #00339 will not create nor delete any new lots or parcels. The proposed project will transfer approximately $\approx \pm 0.05$ acres from Parcel A (APN 033-555-007-000) to Parcel B (APN 033-555-008-000).

E. Determine what CEQA documentation is necessary to be filed for the applicants.

Lot Line Adjustment (LLA) #00339 is exempt from CEQA pursuant to Article 19, Section 15305 (a) - Minor Alterations to Land Use Limitations. Therefore, no further CEQA documentation is required. Nevertheless, a Notice of Exemption will be filed with Imperial County Recorder's Office for thirty (30) days.

F. Determine what conditions are necessary for compliance with Zoning and Building Ordinances, and to facilitate the relocation of existing utilities, infrastructure, easements or improvements.

The planning staff has established conditions for Lot Line Adjustment (LLA) #00339 to assure that the affected parcels comply with the County's Zoning and Building Ordinances (see attachment D).

NOW, THEREFORE, based on the above findings, the Imperial County Planning Director **DOES HEREBY APPROVE** Lot Line Adjustment #00339, subject to the attached Conditions of Approval.

Rudy Schaffner, Chairperson
Imperial County Planning Commission

I hereby certify that the preceding resolution was taken by the Planning Commission at a meeting conducted on **March 12, 2025** by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Jim Minnick, Director of Planning & Development Services
Secretary to the Planning Commission

ATTACHMENT “D” – CONDITIONS OF APPROVAL

CONDITIONS OF APPROVAL

LOT LINE ADJUSTMENT (LLA) #00339

APN(s) # 033-555-007-000 & 033-555-008-000

NOTICE TO APPLICANT!

The above-referenced Lot Line Adjustment, upon approval by the County, shall be subject to all of the following conditions, which may include modification or rescission, in whole or in part, by the PLANNING DIRECTOR, PLANNING COMMISSION and/or BOARD OF SUPERVISORS from the conditions recommended by staff. In the event any conditions are deferred the APPLICANT or any subsequent owner(s), shall comply with all of the CONDITIONS specified herein, whether at the time of recordation of the Map/Legal Descriptions or prior to any development permits. It is the obligation of the property owner (current or future) to comply with these conditions; hereinafter the term "applicant" shall mean the current and future owners. If approved, this project having been reviewed for compliance with the General Plan, the Subdivision Map Act and County Land Use Ordinance, the applicant shall comply with all of the requirements of said documents whether specified herein or not.

GENERAL CONDITIONS:

[General Conditions may be either advisory or mandatory depending on the condition. These conditions appear on all lot line adjustments as generic conditions; however, they are as important as the Site Specific Conditions. The Planning Director established these conditions to be consistent, to be informative, and to cover a broad range of generic requirements and notices. The term applicant(s) shall mean the current and future owner(s) of record.]

Unless expressly deferred in these conditions all conditions are to be satisfied prior to recordation of the lot line adjustment.

1. The applicant shall pay any and all amounts as determined by the County to defray all costs for the review of reports, field investigations, or other activities related to compliance with this permit/approval, County Ordinances, and/or any other laws that apply to this Lot Line Adjustment.
2. The applicant shall comply with all local, state and/or federal laws, rules, regulations, and/or standards as they may pertain to this project, whether specified herein or not.
3. As a condition of this Lot Line Adjustment, the applicant agrees to defend, indemnify, hold harmless, and release the County, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the lot line adjustment or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs,

- expenses, attorney's fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this Lot Line Adjustment, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, or employees.
4. Each parcel created or affected by this lot line adjustment shall abut a maintained road and/or have legal and physical access to a public road before this Lot Line Adjustment is recorded.
 5. Applicant shall provide water and sewer to Federal, State and County standards. Water and sewer systems shall be approved by the Environmental Health Services and the Planning & Development Services Department upon further development.
 6. The applicant shall comply with all County Fire Department regulations, rules and standards and shall meet all Fire Department requirements necessary to attain compliance upon further development. Any physical improvements required by the Fire Department shall be inspected and approved prior to a building permit being issued by the Planning & Development Services Building Department.
 7. All applicable plans, reports, and studies shall be reviewed and approved by the respective responsible agencies when further development occurs for constructing or installing any site improvements and the installation of future improvements shall be reviewed, inspected, and approved by the respective responsible agency.
 8. Applicant shall provide a full legal description acceptable to the Planning & Development Services Department, for review and approval by the County Department of Public Works. The legal description shall be prepared, signed and stamped along with closure sheets by a California Licensed Land Surveyor or a California Registered Civil Engineer licensed to practice in the category of work performed. The legal description shall be typed on plain bond paper (8 ½" x11"). Letterhead is not acceptable.
 9. Applicant shall obtain a **Tax Certificate** from the Tax Collector.
 10. Applicant shall pay all applicable fees for the recordation of the **Certificate of Compliance and the Tax Certificate**.

SITE SPECIFIC CONDITIONS:

1. Provide a Lot Line Adjustment prepared by a California-licensed Land Surveyor or Civil Engineer and submit to the Department of Public Works, for review and recordation. The Engineer must be licensed in the category required by the California Business & Professions Code.
2. Provide tax certificated from the Tax Collector's Office prior to recordation of the Lot Line Adjustment.

3. The legal description and plat shall be prepared by a California Licensed Land Surveyor and submitted to the Imperial County Department of Public Works for review and approval. ¹
4. The Lot Line Adjustment Shall be reflected in a deed, which shall be recorded. ¹
5. Because of the lot line adjustment, the existing electrical service drop line for Parcel 1 (Lot 9, Block 1) would have to be mitigated to not cross the proposed boundary.¹
6. A copy of the finalized map shall be shared with the Air District for their records after approval by Public Works. ²

1 - Imperial County Department of Public Works comment letter dated January 27, 2025

2 - Air Pollution Control District comment letter dated January 17, 2025

**ATTACHMENT “E” – APPLICATION AND
SUPPORTING DOCUMENTATION**

EXHIBIT "A"

LEGAL DESCRIPTION LOT LINE ADJUSTMENT No. _____

Parcel A

LOT 9, BLOCK 1, OF OCOTILLO SUBDIVISION, UNIT No.2, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP FILED IN BOOK 1, PAGE 13 OF FINAL MAPS IN THE OFFICE OF THE IMPERIAL COUNTY RECORDER.

EXCEPTING THEREFROM THAT PORTION OF SAID LOT 9, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 9, OF SAID OCOTILLO SUBDIVISION, UNIT No.2, THENCE NORTH 00°10'41" WEST, ALONG THE WEST LINE OF SAID LOT 9, A DISTANCE OF 53.97 FEET TO THE **TRUE POINT OF BEGINNING**

THENCE NORTH 89°52'06" EAST, A DISTANCE OF 62.14 FEET;

THENCE NORTH 00°07'54" WEST, A DISTANCE OF 30.24 FEET;

THENCE NORTH 89°52'06" EAST, A DISTANCE OF 9.60 FEET;

THENCE SOUTH 60°03'27" EAST, A DISTANCE OF 17.07 FEET;

THENCE NORTH 00°27'54" EAST, A DISTANCE OF 14.48 FEET TO THE NORTH LINE OF SAID LOT 9;

THENCE SOUTH 89°49'08" WEST, ALONG NORTH LINE OF SAID LOT 9, A DISTANCE OF 86.69 FEET TO THE NORTHWEST CORNER OF SAID LOT 9;

THENCE SOUTH 00°10'41" EAST, ALONG THE WEST LINE OF SAID LOT 9, A DISTANCE OF 36.09 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 0.36 ACRES, MORE OR LESS.



EXHIBIT "A"

LEGAL DESCRIPTION LOT LINE ADJUSTMENT No. ____

Parcel B

LOT 8, BLOCK 1, OF OCOTILLO SUBDIVISION, UNIT No.2, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP FILED IN BOOK 1, PAGE 13 OF FINAL MAPS IN THE OFFICE OF THE IMPERIAL COUNTY RECORDER.

TOGETHER WITH THAT PORTION OF LOT 9, OF SAID OCOTILLO SUBDIVISION, UNIT No.2, MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 9, OF SAID OCOTILLO SUBDIVISION, UNIT No.2, THENCE NORTH 00°10'41" WEST, ALONG THE WEST LINE OF SAID LOT 9, A DISTANCE OF 53.97 FEET TO THE **TRUE POINT OF BEGINNING**

THENCE NORTH 89°52'06" EAST, A DISTANCE OF 62.14 FEET;

THENCE NORTH 00°07'54" WEST, A DISTANCE OF 30.24 FEET;

THENCE NORTH 89°52'06" EAST, A DISTANCE OF 9.60 FEET;

THENCE SOUTH 60°03'27" EAST, A DISTANCE OF 17.07 FEET;

THENCE NORTH 00°27'54" EAST, A DISTANCE OF 14.48 FEET TO THE NORTH LINE OF SAID LOT 9;

THENCE SOUTH 89°49'08" WEST, ALONG NORTH LINE OF SAID LOT 9, A DISTANCE OF 86.69 FEET TO THE NORTHWEST CORNER OF SAID LOT 9;

THENCE SOUTH 00°10'41" EAST, ALONG THE WEST LINE OF SAID LOT 9, A DISTANCE OF 36.09 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 0.47 ACRES, MORE OR LESS.



EXHIBIT "B"

LOT LINE ADJUSTMENT No. _____

LOT 5

BLOCK 1, FM 1-13

S89°48'07"W 200.17'
N89°54'28"E 200.00'

1-13

AVENUE

LOT 8

BLOCK 1, FM 1-13

PARCEL "B"
0.47 ACRES±

S00°03'E 90.00'
N00°01'22"W 90.12'

S00°03'E 90.00'
S00°10'41"E 90.06'

SOUTH LINE OF
LOT 8, FM 1-13

N89°54'28"E 200.00'
S89°49'08"W 199.93'

86.69'

N89°49'08"E 113.24'

N00°27'54"E
14.48'

S00°03'E 90.00'
N00°10'41"W 90.06'

S00°10'41"E

N89°52'06"E 62.14'

TRUE POINT
OF BEGINNING

N00°07'54"W
30.24'

N89°52'06"E
9.60'

S60°03'27"E
17.07'

PARCEL "A"
0.36 ACRES±

S00°03'E 90.00'
S00°13'50"E 89.97'

LOT 9

BLOCK 1, FM 1-13

POINT OF BEGINNING

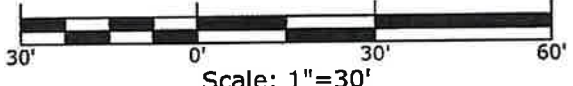
N89°54'28"E 200.00'
S89°47'37"W 200.01'

BOUNDARY

LOT 12

BLOCK 1, FM 1-13

FM



Scale: 1"=30'

PRINTED: 12/10/2024

LEGEND

- BOUNDARY
- - - - - LOT LINE FM 1-13
- F DATA PER FM 1-13

Precision
—ENGINEERING & SURVEYING, INC.—

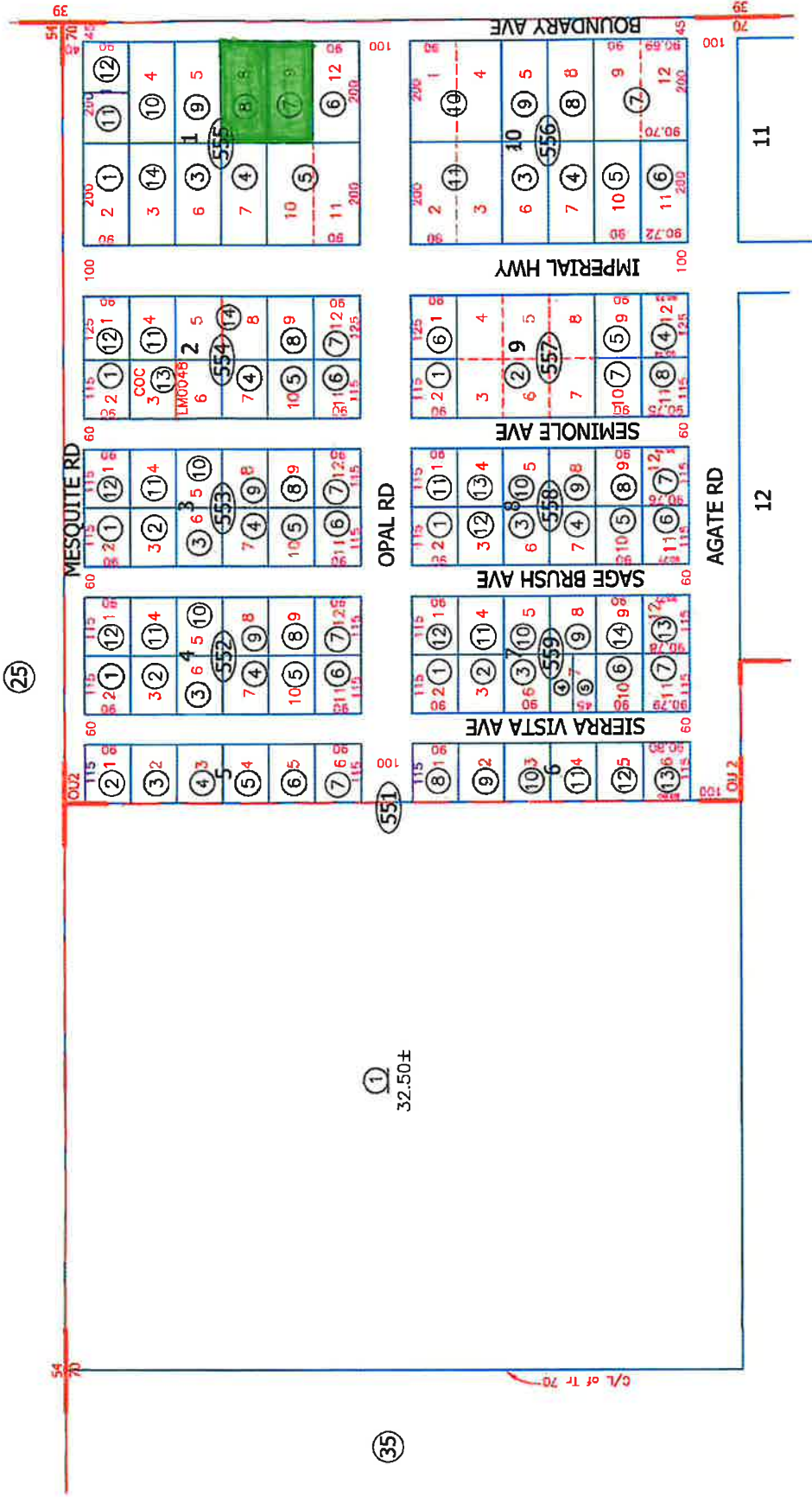
Address:
799 E. Heil Avenue
El Centro, CA 92243
P.O. Box 2216
EL CENTRO, CA 92244
Telephone:
(760) 353-2684
Email:
taylor@presurvinc.com

SHEET	1
OF	1
JOB No.	24-159
PRINTED:	12/10/2024

POR OCOTILLO UNIT 2 & POR TRACT 70 T16S R9E
 FM 1-13 & FM 1-31

Tax Area Code
 69-008

33-55



DISCLAIMER:
 THIS IS NOT AN OFFICIAL MAP.
 THIS MAP WAS CREATED FOR THE IMPERIAL COUNTY
 ASSESSOR, FOR THE SOLE PURPOSE OF AIDING IN
 THE PERFORMANCE OF THE DUTIES OF THE ASSESSOR.
 ANY ERRORS OR OMISSIONS IN THIS MAP ARE NOT
 THE RESPONSIBILITY OF THE COUNTY OF IMPERIAL
 OR THE ASSESSOR. (REV. & TAX. CODE SEC. 37)

REMAP
 From 33-37 & 38
 10-19-66 R M
 5-2-12 MF
 12-8-05 AR

Assessor's Map Bk. 33-Pg. 55
 County of Imperial, Calif.

ATTACHMENT “F” – COMMENT LETTERS



Public Works works for the Public



COUNTY OF IMPERIAL

DEPARTMENT OF PUBLIC WORKS

155 S. 11th Street
El Centro, CA
92243

Tel: (442) 265-1818
Fax: (442) 265-1858

Follow Us:



www.facebook.com/ImperialCountyDPW/



<https://twitter.com/CountyDpw/>

01/27/2025.

Mr. Jim Minnick, Director
Planning & Development Services Department
801 Main Street
El Centro, CA 92243

RECEIVED

By Imperial County Planning & Development Services at 2:55 pm, Jan 27, 2025

Attention: Luis Bejarano, Planner I

SUBJECT: LLA 339 Robert J Korgie & Roberta L Klein.
Located on 1179 & 1181 Boundary Ave, Ocotillo, CA 92259
APN's 033-555-007 & 008

Dear Mr. Minnick:

This letter is in response to your submittal received by this department on January 7, 2025. The applicant is proposing a lot line adjustment to resolve an encroachment issue involving a residential structure.

Department staff has reviewed the package information, and the following site plan comments shall be addressed:

1. It shall include all utilities (and not limited to) for both parcels including septic tank, leach fields, service drop line, water lines, gas lines, etc.
2. Parcel 1 and Parcel 2 are mislabeled on the Legal Descriptions.

The following comments shall be Conditions of Approval

1. The legal description and plat shall be prepared by a California Licensed Land Surveyor and submitted to the Imperial County Department of Public Works for review and approval.
2. The lot line adjustment shall be reflected in a deed, which shall be recorded.
3. Because of the lot line adjustment, the existing electrical service drop line for Parcel 1 (Lot 9, Block 1) would have to be mitigated to not cross the proposed boundary.

Should you have any questions, please do not hesitate to contact this office. Thank you for the opportunity to review and comment on this project.

Respectfully,

John A. Gay, PE
Director of Public Works

By:

Veronica Atondo, PE, PLS

Deputy Director of Public Works - Engineering

An Equal Opportunity / Affirmative Action Employer



AIR POLLUTION CONTROL DISTRICT

RECEIVED

JAN 17 2024

IMPERIAL COUNTY
AIR POLLUTION CONTROL DISTRICT

January 17, 2024

Jim Minnick
Planning & Development Services Director
801 Main Street
El Centro, CA 92243

SUBJECT: Lot Line Adjustment 00339 – Robert J Korgie & Robert L Klein

Dear Mr. Minnick:

The Imperial County Air Pollution Control District (Air District) appreciates the opportunity to review and comment on Lot Line Adjustment (LLA) 00339 (Project). The project involves two adjacent parcels: Parcel A identified as 1179 Boundary Ave & Assessor's Parcel Number (APN) 033-555-007 and Parcel B identified as 1181 Boundary Ave & APN 033-555-008. The project proposes a comprehensive lot line adjustment between the parcels to resolve an encroachment issue involving a residential structure located on Parcel B onto Parcel A. Parcel A & B are both approximately 0.41 acres currently and the proposed project will result in Parcel A being approximately 0.36 acres and Parcel B being approximately 0.47 acres. The resolution of the encroachment is necessary to facilitate future residential development on Parcel A.

The Air District reminds the applicant that the project and all future developments must comply with all Air District rules and regulations and would emphasize Regulation VIII, a collection of rules designed to maintain fugitive dust emissions below 20% visual opacity.

Finally, the Air District requests a copy of the finalized map for its records.

The Air District's rules and regulations can be found on our website for your convenience at <https://apcd.imperialcounty.org/rules-and-regulations/>. Should you have any questions please feel free to contact the Air District by calling our office at (442) 265-1800.

Respectfully,

Ismael Garcia
Environmental Coordinator

Reviewed by
Monica N. Soucier
APC Division Manager



IID

A century of service.

www.iid.com

Since 1911

January 13, 2025

RECEIVED

By Imperial County Planning & Development Services at 2:43 pm, Jan 13, 2025

Mr. Luis Bejarano
Planner I
Planning & Development Services Department
County of Imperial
801 Main Street
El Centro, CA 92243

SUBJECT: Robert J Korgie & Roberta L Klein Lot Line Adjustment No. 00339

Dear Mr. Bejarano:

On January 7, 2025, the Imperial Irrigation District received from the Imperial County Planning & Development Services Department, a request for agency comments on Lot Line Adjustment No. 00339. The applicants, Robert J Korgie & Roberta L Klein, propose to adjust the property line between two (2) lots (APNs 033-555-007-000 and 033-555-008-000) to resolve an encroachment issue involving an existing residential structure and to facilitate future residential development. The parcels are located at 1179 and 1181 Boundary Ave., Ocotillo, CA.

The IID has reviewed the application and has the following comments:

1. The applicant will be required to provide rights of ways and easements for any proposed power line extensions and/or any other infrastructure needed to serve the project as well as the necessary access to allow for continued operation and maintenance of any IID facilities located on adjoining properties where no public access exists.
2. The applicant will be required to bear all costs associated with acquisition of land, rights of way, easements, and the relocation and realignment of IID infrastructure deemed necessary to accommodate the project. Any street or road improvements imposed by the local governing authority shall also be at the project proponent cost.
3. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions

for its completion are available at the IID website <https://www.iid.com/about-iid/department-directory/real-estate>. No foundations or buildings will be allowed within IID's right of way. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.

4. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, water deliveries, canals, drains, etc.) need to be included as part of the project's California Environmental Quality Act (CEQA) and/or National Environmental Policy Act (NEPA) documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.
5. When a project goes through the CEQA compliance process, it is important to bear in mind that to address the project impacts to the electrical utility (i.e., the IID electrical grid), considered under the environmental factor "Utilities and Services" of the Environmental Checklist/Initial Study, and determine if the project would require or result in the relocation or construction of new or expanded electric power facilities, the construction or relocation of which could cause significant environmental effects; a circuit study/distribution impact study, facility study, and/or system impact study must be performed.

Should you have any questions, please do not hesitate to contact me at 760-482-3609 or at dvargas@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,



Donald Vargas
Compliance Administrator II

Jamie Asbury – General Manager
Mike Pacheco – Manager, Water Dept.
Matthew H Smelser – Manager, Power Dept.
Paul Rodríguez – Deputy Mgr. Power Dept.
Geoffrey Holbrook – General Counsel
Joanna smith-Hoff – Deputy General Counsel
Laura Cervantes. – Supervisor, Real Estate
Jessica Humes – Environmental Project Mgr. Sr., Water Dept.

Luis Bejarano

From: Jill McCormick <historicpreservation@quechantribe.com>
Sent: Tuesday, January 7, 2025 11:56 AM
To: Aimee Trujillo; ICPDSCCommentLetters
Subject: Re: [EXTERNAL]:LLA00339 - Request for Comments

CAUTION: This email originated outside our organization; please use caution.

Good afternoon,
This email is to inform you that the Historic Preservation Office does not wish to comment on this project.

Jill

H. Jill McCormick, M.A.
Historic Preservation Office
Ft. Yuma Quechan Indian Tribe
P.O. Box 1899
Yuma, AZ 85366-1899
Office: 760-919-3631
Cell: 928-920-6521



From: Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>
Sent: Tuesday, January 7, 2025 12:42 PM
To: Antonio Venegas <AntonioVenegas@co.imperial.ca.us>; Ashley Jauregui <AshleyJauregui@co.imperial.ca.us>; Jolene Dessert <JoleneDessert@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; Belen Leon-Lopez <BelenLeon-Lopez@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Jesus Ramirez <JesusRamirez@co.imperial.ca.us>; Luis Plancarte <LuisPlancarte@co.imperial.ca.us>; Miguel Figueroa <miguelfigueroa@co.imperial.ca.us>; Rebecca Terrazas-Baxter <RebeccaTerrazas-Baxter@co.imperial.ca.us>; Rosa Lopez <RosaLopez@co.imperial.ca.us>; Bari Bean <baribean@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Alphonso Andrade <AlphonsoAndrade@co.imperial.ca.us>; Marco Topete <marcotopete@co.imperial.ca.us>; Sheila Vasquez-Bazua <sheilavasquezbazua@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; David Lantzer <davidlantzer@co.imperial.ca.us>; rkelley@icso.org <rkelley@icso.org>; Fred Miramontes <fmiramontes@icso.org>;

Luis Bejarano

From: Jill McCormick <historicpreservation@quechantribe.com>
Sent: Tuesday, January 7, 2025 2:36 PM
To: Aimee Trujillo; Luis Bejarano
Subject: Re: [EXTERNAL]:LLA00339 AB 52 Letter

CAUTION: This email originated outside our organization; please use caution.

Good afternoon,
This email is to inform you that the Historic Preservation Office does not wish to comment on this project.

Jill

H. Jill McCormick, M.A.
Historic Preservation Office
Ft. Yuma Quechan Indian Tribe
P.O. Box 1899
Yuma, AZ 85366-1899
Office: 760-919-3631
Cell: 928-920-6521



From: Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>
Sent: Tuesday, January 7, 2025 3:31 PM
To: Tribal Secretary <tribalsecretary@quechantribe.com>; Jill McCormick <historicpreservation@quechantribe.com>
Cc: Jim Minnick <JimMinnick@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>; Luis Bejarano <luisbejarano@co.imperial.ca.us>; Adriana Ceballos <adrianaceballos@co.imperial.ca.us>; Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>; Allison Galindo <allisongalindo@co.imperial.ca.us>; Jenyssa Gutierrez <jenyssagutierrez@co.imperial.ca.us>; Kamika Mitchell <kamikamitchell@co.imperial.ca.us>; Kayla Henderson <kaylahenderson@co.imperial.ca.us>; Marsha Torres <marshatorres@co.imperial.ca.us>; Olivia Lopez <olivialopez@co.imperial.ca.us>; Valerie Grijalva <valeriegrijalva@co.imperial.ca.us>
Subject: [EXTERNAL]:LLA00339 AB 52 Letter